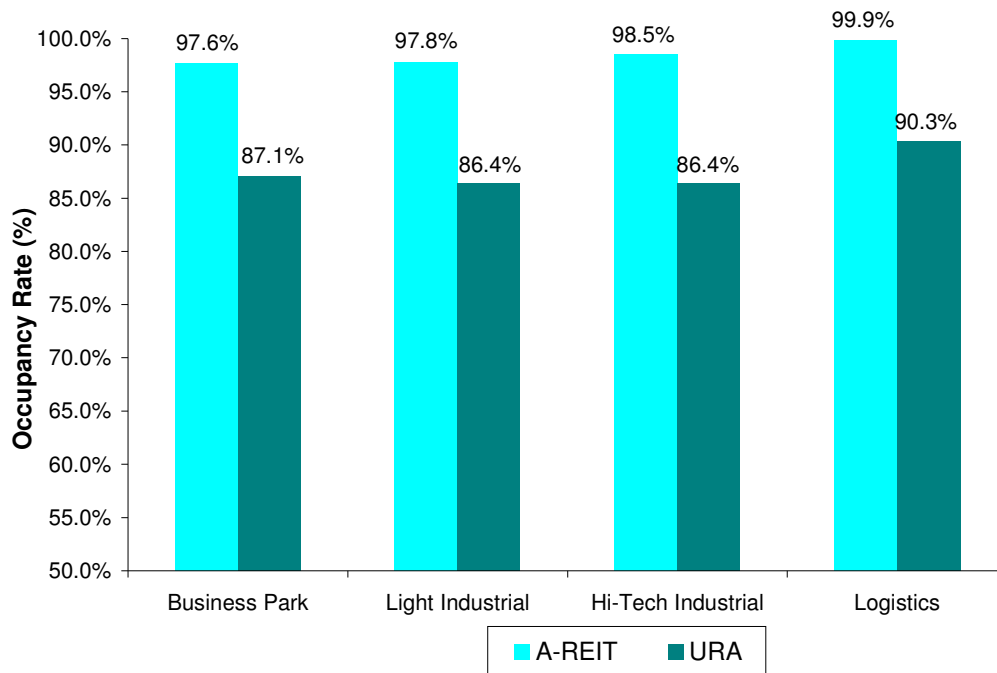




**Supplementary Information  
 For three months ended 31 December 2007**

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**Chart 1 : Occupancy as at 31 December 2007 versus URA Industry Statistics**



Source: URA Official Statistics as at Sep 2007  
Ascendas-MGM Funds Management Limited ("A-MGM") as at 31 Dec 2007.

Note:

- URA classifies Light Industrial & Hi-tech Industrial as multiple-user space.
- Detailed occupancies by properties can be found in Table 1 of this Supplementary Information.

**Table 1 : Occupancy history by property**

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 31 Dec 07	Occy as at 30 Sept 07	Occy as at 30 Jun 07
	<b>Business &amp; Science Parks</b>				
1.	The Alpha	17,855	96.3%	93.5%	92.2%
2.	The Aries	13,557	96.6%	96.6%	96.1%
3.	The Capricorn	22,257	96.3%	94.5%	94.5%
4.	The Gemini	27,267	92.2%	90.5%	84.5%
5.	Honeywell Building	14,681	100.0%	96.8%	100.0%
6.	Telepark	24,628	100.0%	100.0%	100.0%
7.	Techquest	6,580	100.0%	100.0%	96.8%
8.	iQuest @ IBP	9,079	94.0%	94.0%	84.3%
	<b>Light Industrial</b>				
9.	Techplace I	59,598	93.1%	93.0%	94.0%
10.	Techplace II	70,849	96.6%	96.0%	97.3%
11.	247 Alexandra Road	10,513	100.0%	100.0%	100.0%
12.	27 Ubi Road 4	8,082	87.6%	87.6%	87.6%
13.	Tampines Biz-Hub	14,638	96.2%	99.6%	98.0%
14.	Ubi Biz-Hub	10,937	79.9%	100.0%	100.0%
15.	84 Genting Lane	9,779	100.0%	100.0%	99.2%
	<b>Hi-tech Industrial</b>				
16.	Techlink	34,563	97.6%	99.3%	99.3%
17.	Siemens Center	27,781	100.0%	100.0%	100.0%
18.	Techpoint	41,955	100.0%	98.7%	99.0%
19.	KA Centre	13,301	100.0%	100.0%	95.9%
20.	KA Place	6,812	85.4%	83.8%	88.5%
21.	Pacific Tech Centre	19,687	100.0%	98.1%	96.3%
22.	Techview	38,680	93.4%	89.4%	89.4%
23.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
24.	50 Kallang Avenue	14,574	96.9%	96.3%	96.9%

**Table 1 : Occupancy history by property**

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 31 Dec 07	Occhy as at 30 Sept 07	Occhy as at 30 Jun 07
	<b>Logistics &amp; Distribution Centres</b>				
25.	LogisTech	27,293	99.6%	90.7%	83.0%
26.	Changi Logistics Centre	38,854	98.3%	97.5%	96.8%
27.	Nan Wah Building	15,858	100.0%	100.0%	100.0%
28.	Xilin Districentre Building A & B	20,878	100.0%	100.0%	100.0%
29.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
30.	LogisHub@Clementi	22,481	100.0%	100.0%	94.8%
31.	1 Changi South Lane	23,793	100.0%	95.7%	82.7%
	<b>Sub-total for Multi-tenanted Buildings</b>	<b>687,193</b>	<b>97.0%</b>	<b>96.2%</b>	<b>95.0%</b>

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 31 Dec 07	Occhy as at 30 Sept 07	Occhy as at 30 Jun 07
	<b>Business &amp; Science Parks</b>				
32.	Ultron Building	10,127	100.0%	100.0%	100.0%
33.	30 Tampines Industrial Ave 3	8,073	100.0%	100.0%	0.0%
34.	PSB Building	21,689	100.0%	100.0%	100.0%
35.	LabOne Building	8,202	100.0%	100.0%	100.0%
	<b>Light Industrial</b>				
36.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
37.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
38.	Progen Building	17,267	100.0%	100.0%	100.0%
39.	SB Building	11,895	100.0%	100.0%	100.0%
40.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
41.	Volex Building	8,000	100.0%	100.0%	100.0%
42.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
43.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
44.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
45.	Hyflux Building	16,980	100.0%	100.0%	100.0%
46.	Weltech Building	6,509	100.0%	100.0%	100.0%
47.	BBR Building	5,421	100.0%	100.0%	100.0%
48.	Hoya Building	5,092	100.0%	100.0%	100.0%
49.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
50.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%

**Table 1 : Occupancy history by property**

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 31 Dec 07	Occy as at 30 Sept 07	Occy as at 30 Jun 07
	<b>Light Industrial</b>				
51.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
52.	Thales Building	6,248	100.0%	100.0%	100.0%
53.	Aztech Building	15,934	100.0%	100.0%	100.0%
54.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
55.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
56.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
57.	11 Woodlands Terrace	2,280	100.0%	100.0%	100.0%
58.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
59.	9 Woodlands Terrace	2,280	100.0%	100.0%	100.0%
60.	1 Senoko Avenue	8,843	100.0%	100.0%	-
	<b>Hi-tech Industrial</b>				
61.	Infineon Building	27,278	100.0%	100.0%	100.0%
62.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
63.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
64.	138 Depot Road	26,485	100.0%	100.0%	100.0%
65.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
	<b>Logistics &amp; Distribution Centres</b>				
66.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
67.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
68.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
69.	MacDermid Building	4,321	100.0%	100.0%	100.0%
70.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
71.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
72.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
73.	SENKEE Logistics Hub	28,421	100.0%	100.0%	100.0%
74.	JEL Centre	9,494	100.0%	100.0%	100.0%
75.	Logistics 21	47,616	100.0%	100.0%	100.0%

**Table 1 : Occupancy history by property**

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 31 Dec 07	Occhy as at 30 Sept 07	Occhy as at 31 Jun 07
76.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
77.	Goldin Building	19,171	100.0%	-	-
	<b>Warehouse Retail Facilities</b>				
78.	Courts MegaStore	24,868	100.0%	100.0%	100.0%
79.	Giant Hypermart	33,444	100.0%	100.0%	100.0%
	<b>Sub-total for Single-tenanted Buildings</b>	<b>861,292</b>	<b>100.0%</b>	<b>99.0%</b>	<b>99.0%</b>
	<b>Portfolio Total</b>	<b>1,548,485</b>	<b>98.7%</b>	<b>97.2%</b>	<b>96.6%</b>

**Table 2 : A-REIT rental rates for the three months ended 31 December 2007**

	A-REIT* (psm per month)	JTC** 2007 (psm per month)
<b>Business &amp; Science Parks</b>	\$38.02	\$23.80 - \$33.40
<b>Hi-tech Industrial</b>	\$32.42	\$11.81 - \$26.65
<b>Light Industrial</b>	\$16.62	\$9.31 - \$15.75
<b>Logistics/Warehouse</b>	\$21.87 <sup>#</sup>	\$16.70 <sup>***</sup>

Sources:

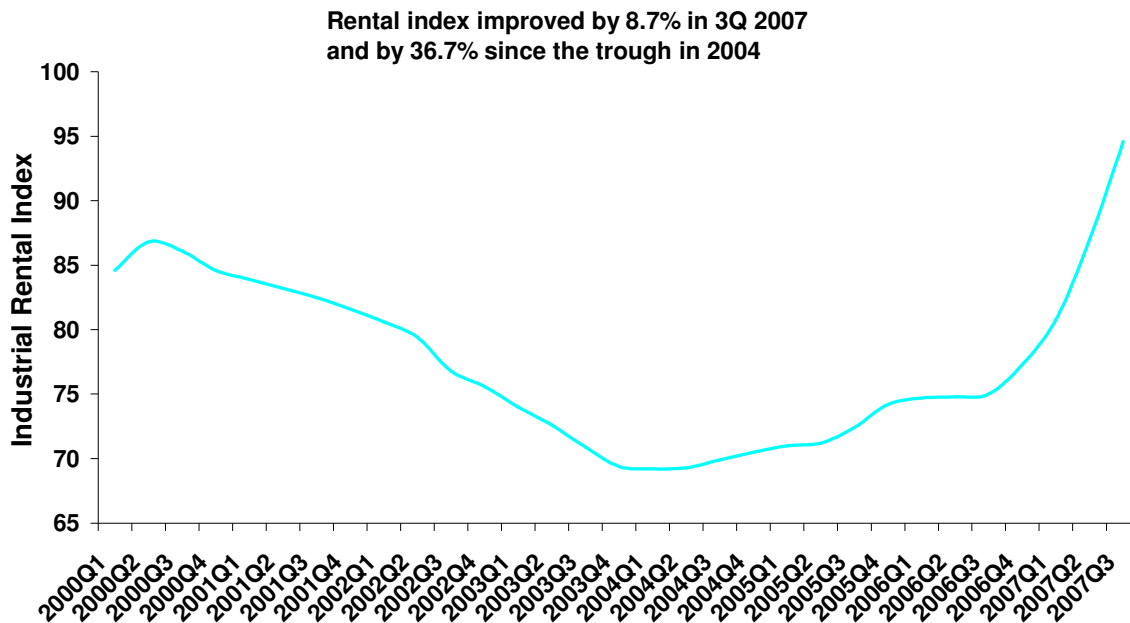
\* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals.

# Including office space in Logistics/warehouse properties.

\*\* JTC - Jurong Town Corporation Official Statistics [www.jtc.gov.sg](http://www.jtc.gov.sg) - based on posted rates released on 1st January 2008

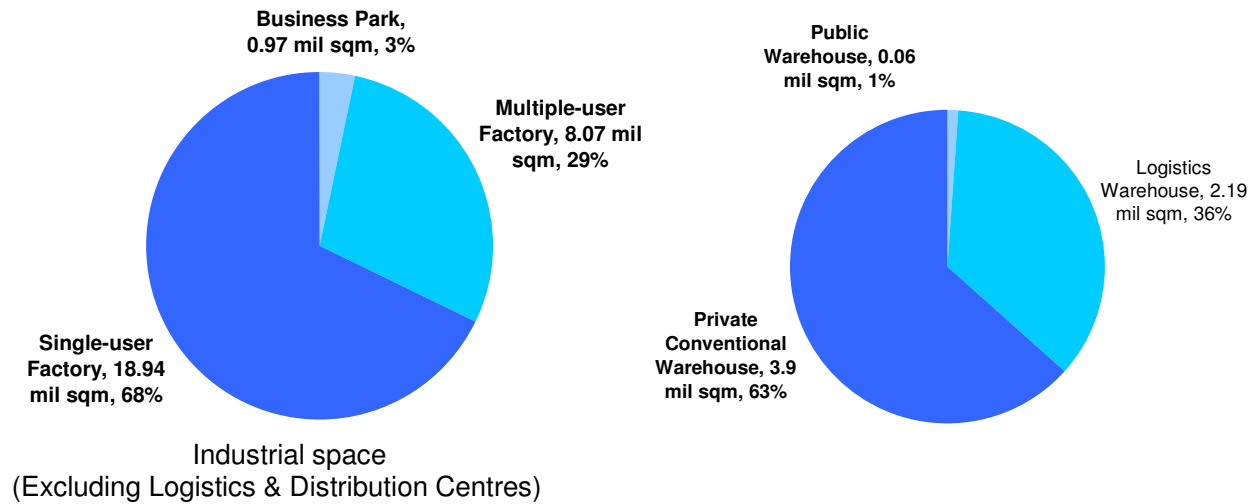
\*\*\* URA Official Statistics as at September 2007

**Chart 2 : URA Rental Index**



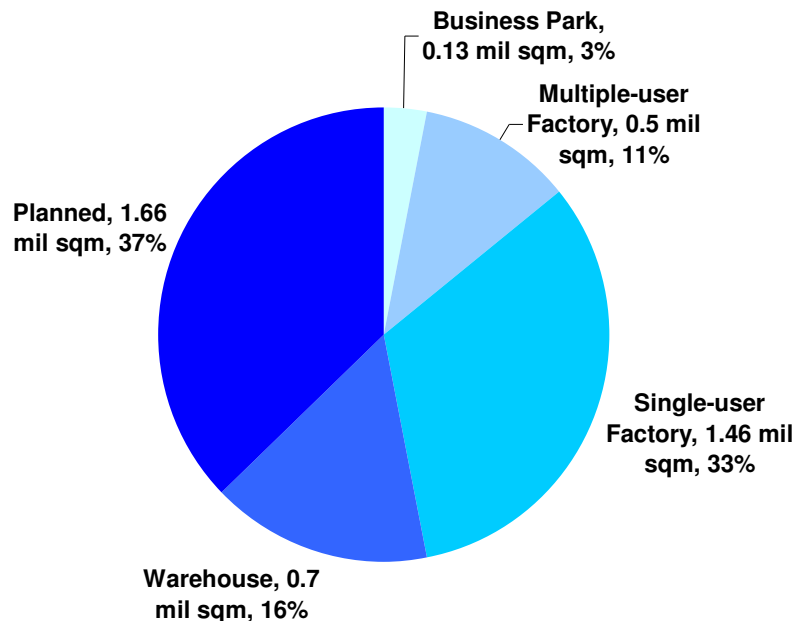
Sources: URA - Urban Redevelopment Authority Official Statistics as at September 2007

**Chart 3 : Existing supply of 34.14 million sqm (industrial space) of which 6.15 million sqm are from logistics and distribution centres space**



Source: URA: Urban Redevelopment Authority Official Statistics as at Sept 07 [www.ura.gov.sg](http://www.ura.gov.sg)

**Chart 4 : About 63% of the potential industrial and logistics and distribution centres supply of 4.45 mil sqm planned is under construction, of which a significant portion (33%) is for single-users**



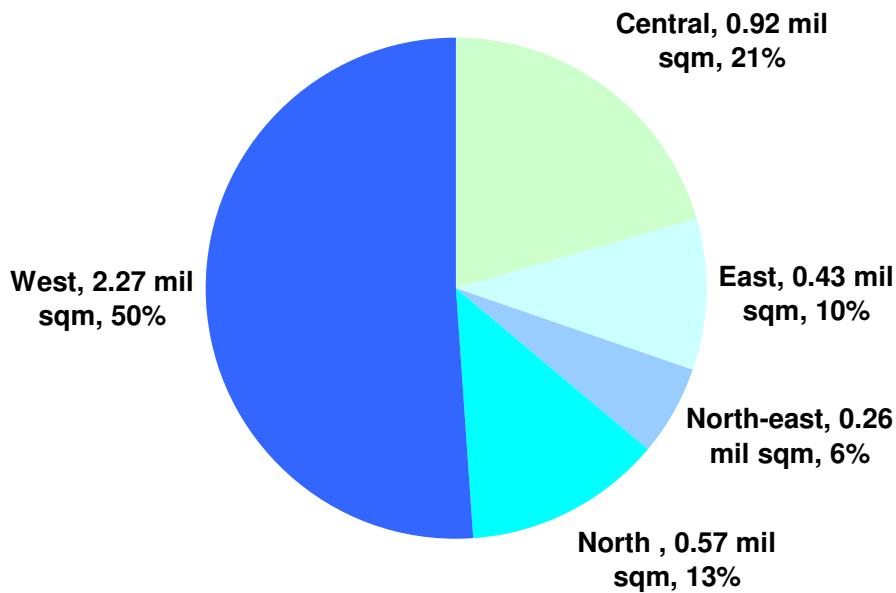
Based on URA's estimate, the stock for industrial, logistics and distribution space is about 4.45 million sqm, comprising 2.09 million sqm of industrial space and 0.7 million sqm of logistics and distribution centres space.

Source: URA: Urban Redevelopment Authority Official Statistics as at Sept 07

No further breakdown of information available on the types of space under "Planned".



**Chart 5 : Potential industrial and logistics and distribution centres supply of 4.45 mil sqm is mostly located in the West**



A-REIT's properties are largely located in the Central and Eastern part of Singapore where new supply of space is limited compared to the West region.

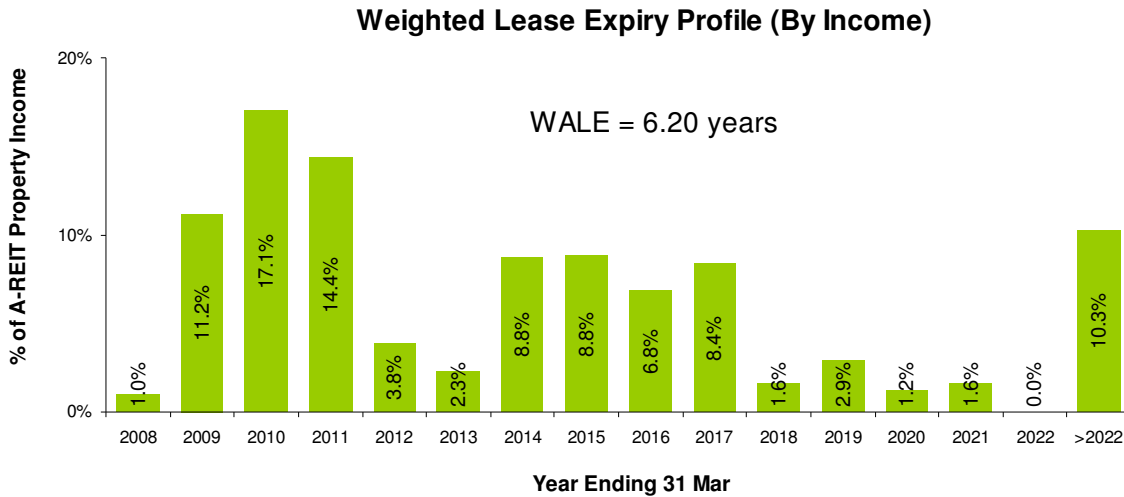
Source: URA: Urban Redevelopment Authority Official Statistics as at Sept 07

**Table 3 : Property Performance**

**Net Property Income for 3 months ended 31 Dec 2007**

Properties	3Q FY 2007/08 Actual S\$m	3Q FY 2006/07 Actual S\$m	Variance S\$m
<b><u>Business Park Properties</u></b>			
Gross Revenue	15.7	13.7	2.0
Property Operating Expenses	4.0	3.7	0.3
Net Property Income	11.7	10.0	1.7
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	23.3	21.4	1.9
Property Operating Expenses	7.7	7.8	-0.1
Net Property Income	15.6	13.6	2.0
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	18.1	16.3	1.8
Property Operating Expenses	3.7	3.8	-0.1
Net Property Income	14.4	12.5	1.9
<b><u>Logistics Properties</u></b>			
Gross Revenue	19.9	19.2	0.7
Property Operating Expenses	2.9	3.0	-0.1
Net Property Income	17.0	16.2	0.8
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	3.2	0.5	2.7
Property Operating Expenses	0.6	Nm	0.6
Net Property Income	2.6	0.5	2.1
<b><u>Total</u></b>			
Gross Revenue	80.2	71.1	9.1
Property Operating Expenses	18.9	18.3	0.6
Net Property Income	61.3	52.8	8.5

**Chart 6 : A-REIT Lease Expiry Profile by Gross Rental Income**

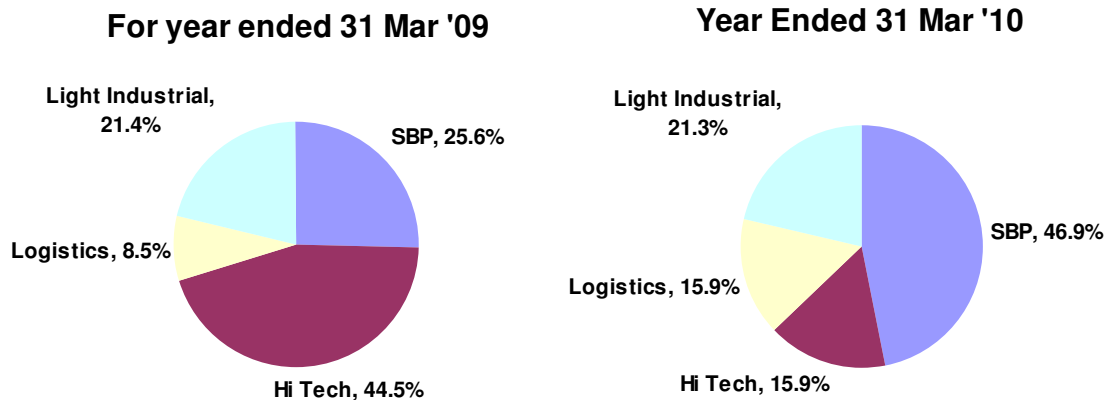


Based on 79 properties @ 31 Dec 07

**A-REIT's lease expiry profile extends past 31 March 2022**

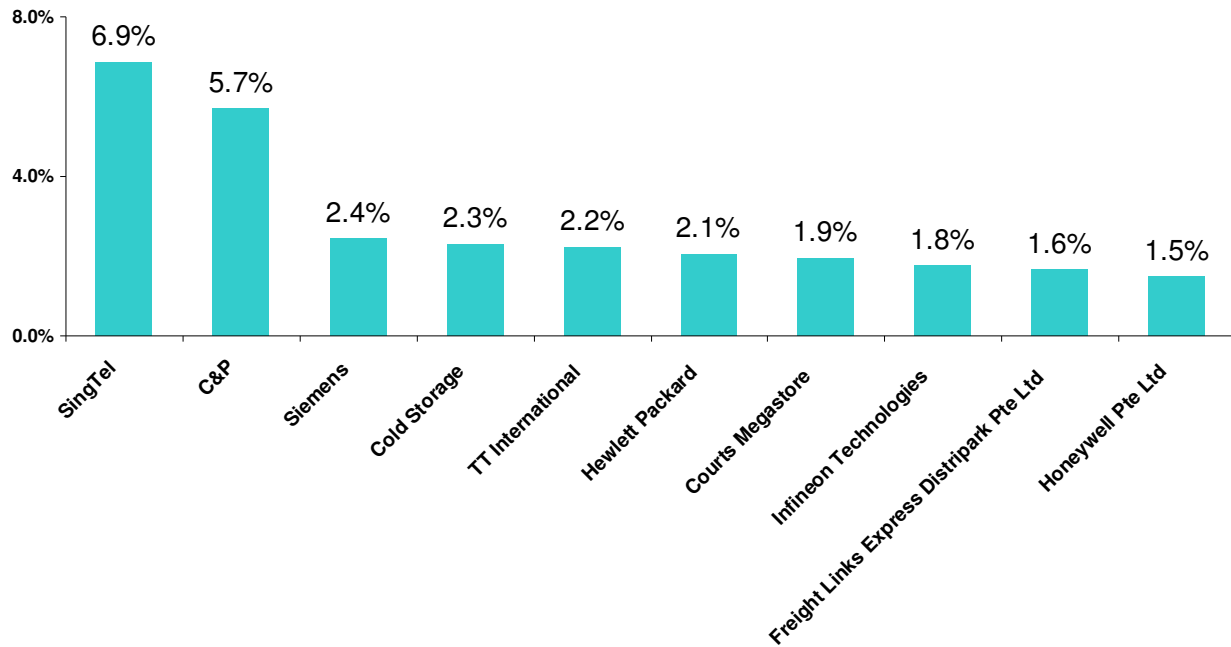
- The A-REIT profile is based on 79 properties and has a weighted average lease to expiry of 6.2 years.
- The portfolio contains a diverse range of properties with over 750 tenants.
- The leases expire over a number of years thus dissipating the expiry/re-leasing risk at any one point in time.
- The Manager will continue to work on renewing the leases within the portfolio and secure new tenants. This will underpin future income which will contribute to the sustainability and stability of A-REIT's distributable income and yield.

**Lease Expiry Profile by Sector**



### Chart 7 : Top 10 tenants in A-REIT's portfolio

**Top 10 tenants make up 28.4% of the total portfolio income compared to 33.8 % as at 31 December 2006**



Note:  
Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month of December 2007

**Table 4 : Deferred Payments in A-REIT's Portfolio**

Property	Acquisition Date	Deferred Amount (\$ m) as at 31 Dec 07	Purchase Price (\$ m)
Siemens Center	Mar 04	8.00	65.75
SB Building	Nov 04	3.80	17.80
Wisma Gulab	Dec 04	12.20	55.70
Freight Links (Changi) Bldg	Dec 04	3.20	32.00
Freight Links (Toh Guan) Bldg	Dec 04	3.64	36.40
Telepark	Mar 05	7.60	186.00
Xilin Districentre Building C	May 05	1.50	30.63
11 Tampines St 92	Oct 05	1.08	16.80
LabOne Building	Oct 06	0.39	20.00
Goldin Logistics Hub	Dec 07	3.38	22.50
<b>GRAND TOTAL</b>		<b>44.79</b>	<b>502.28</b>

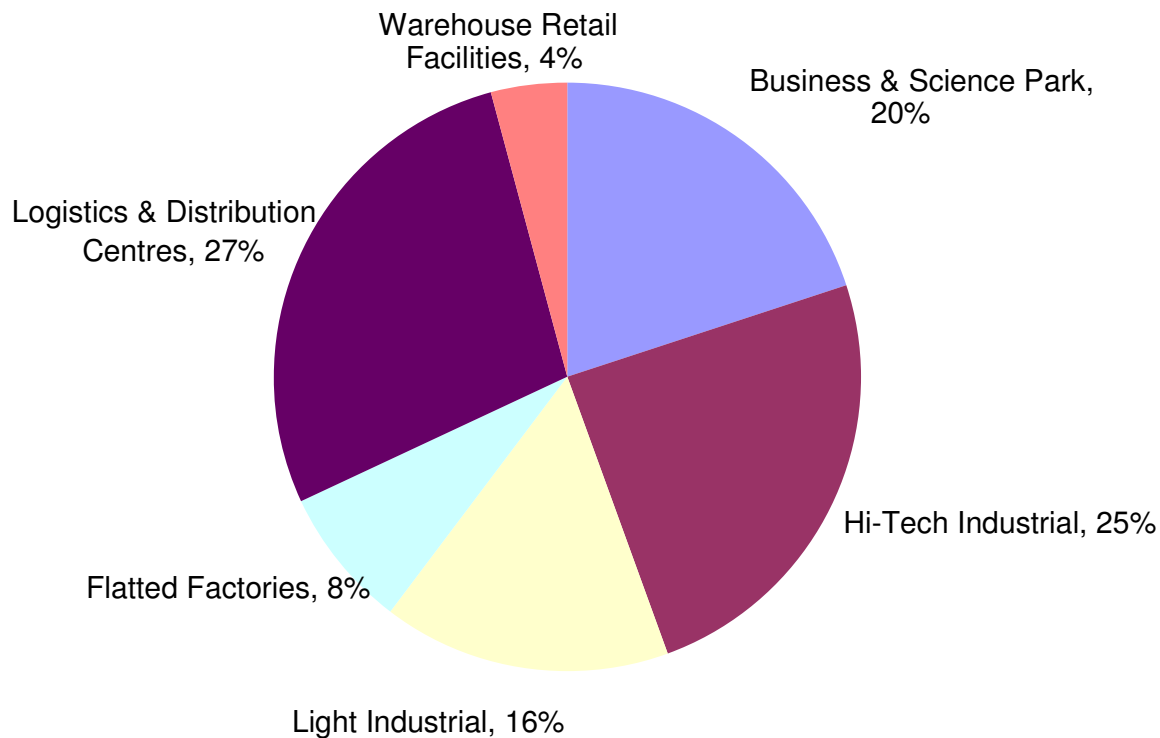
**Total Assets as at 31 December 2007**

**\$3.42 billion**

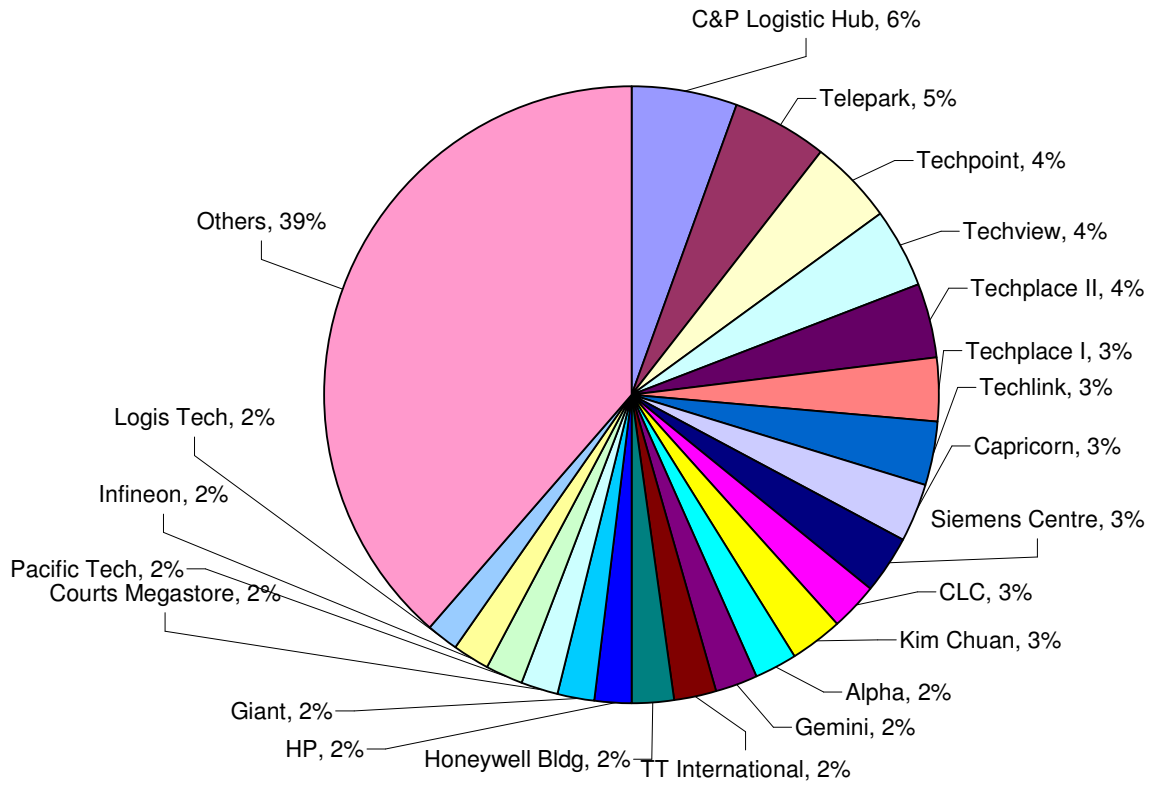
**% of deferred amount in relation to total assets**

**1.3%**

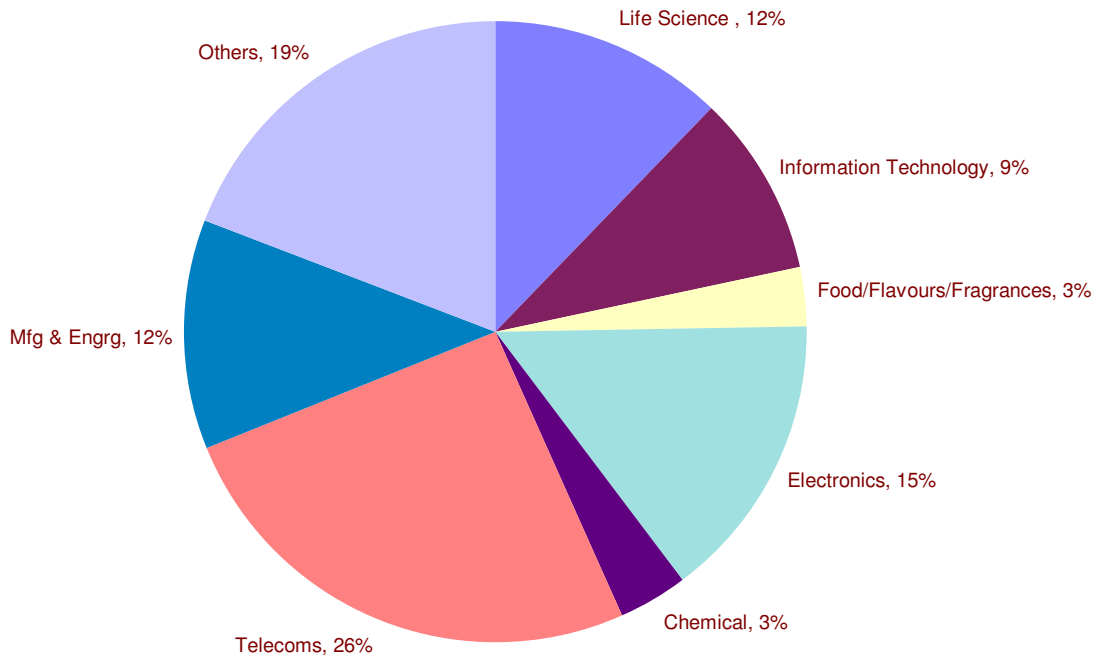
**Chart 8 : Diversification of A-REIT's portfolio by value**



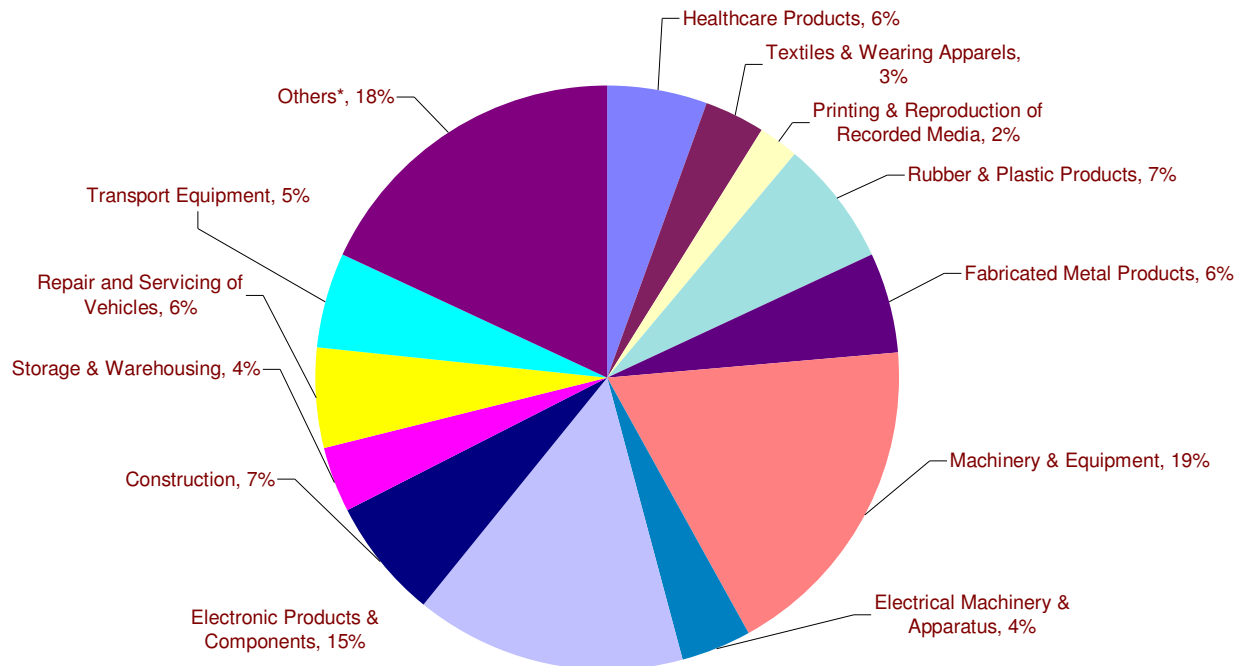
**Chart 9 : Reduced reliance on any one property – no single property accounts for more than 6% of total gross revenue**



**Chart 10 : Business & Science Park Properties  
 Tenants sectors by gross rental income**

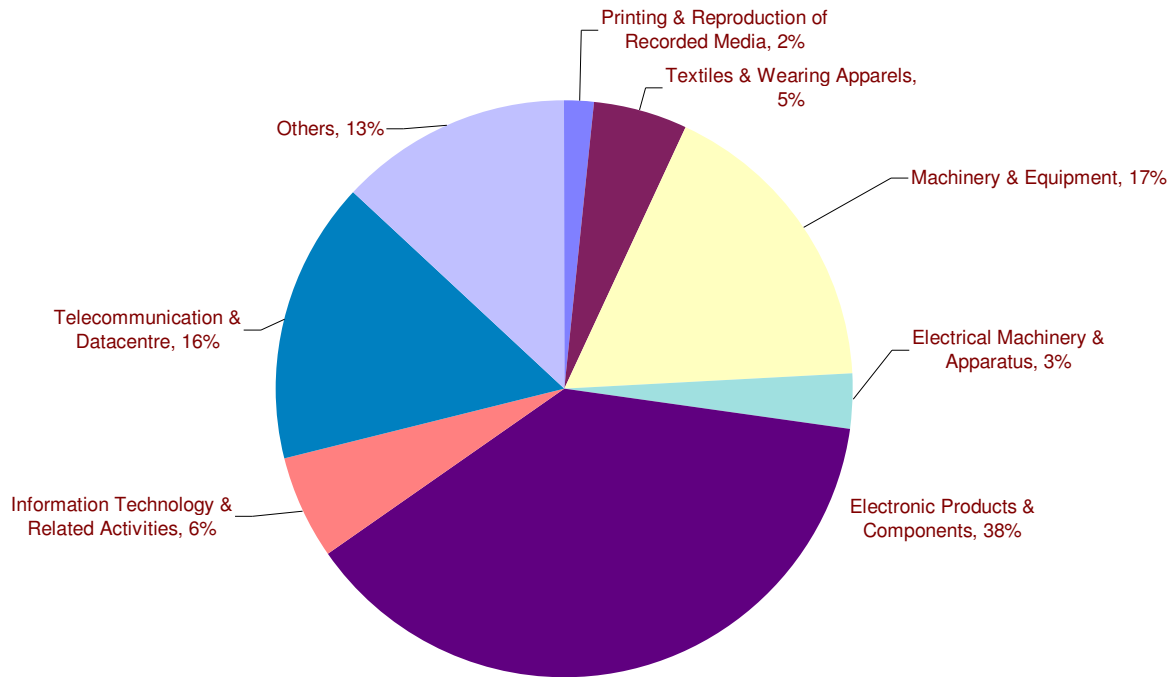


**Chart 11 : Light Industrial Properties  
 Tenants sectors by gross rental income**



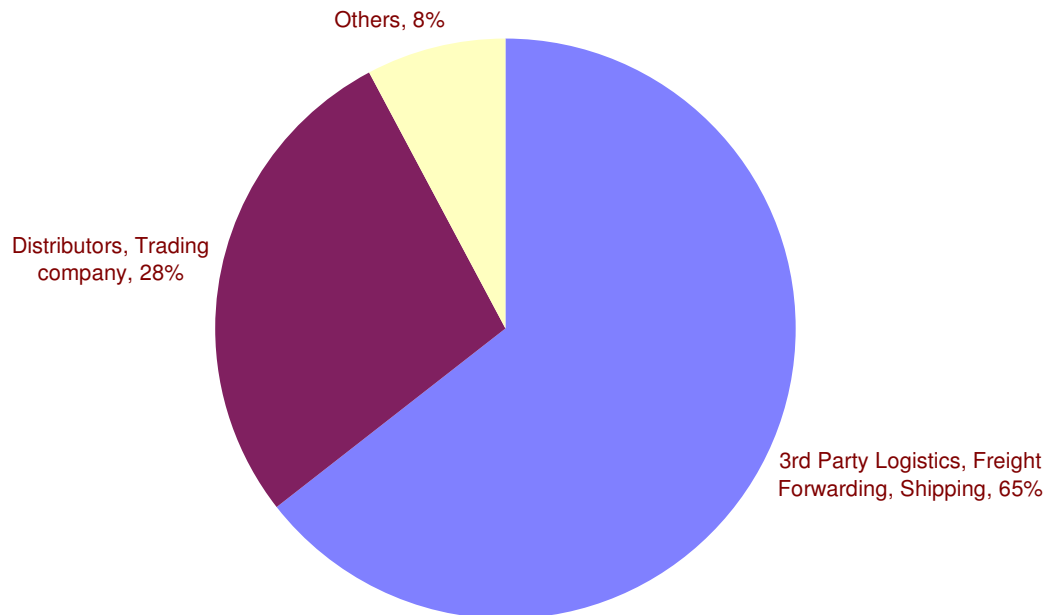
Note:  
 \*Others include Food Products & Beverages, Chemicals & Chemical Products and Furniture & Manufacturing NEC, Paper products, Telecommunication, Cleaning services, non-metallic materials, Medical, Precision & Optical Instruments, as well as Information Technology & Related Activities

**Chart 12 : Hi-Tech Industrial Park Properties  
 Tenants sectors by gross rental income**



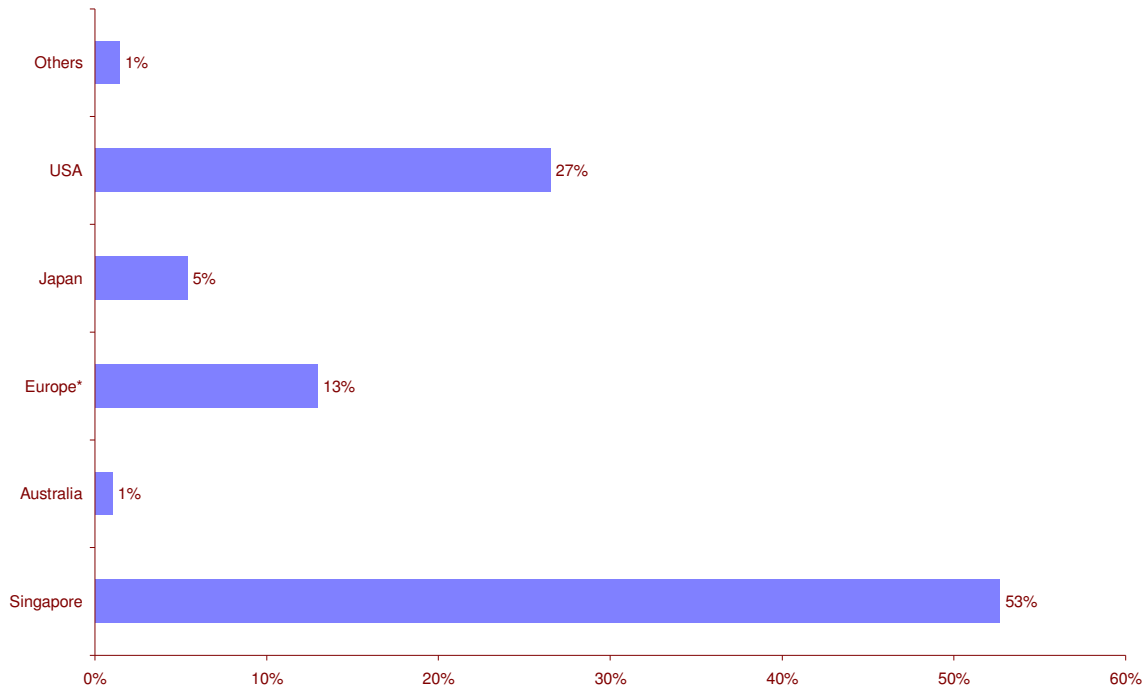
Note:  
 Others include Fabricated Metal Products, Rubber and Plastic Products, Medical, Precision & Optical Instruments, Clocks, Supporting & Auxiliary Transport Activities, Transport Equipment and Construction

**Chart 13 : Logistics & Distribution Centres  
 Tenants sectors by gross rental income**





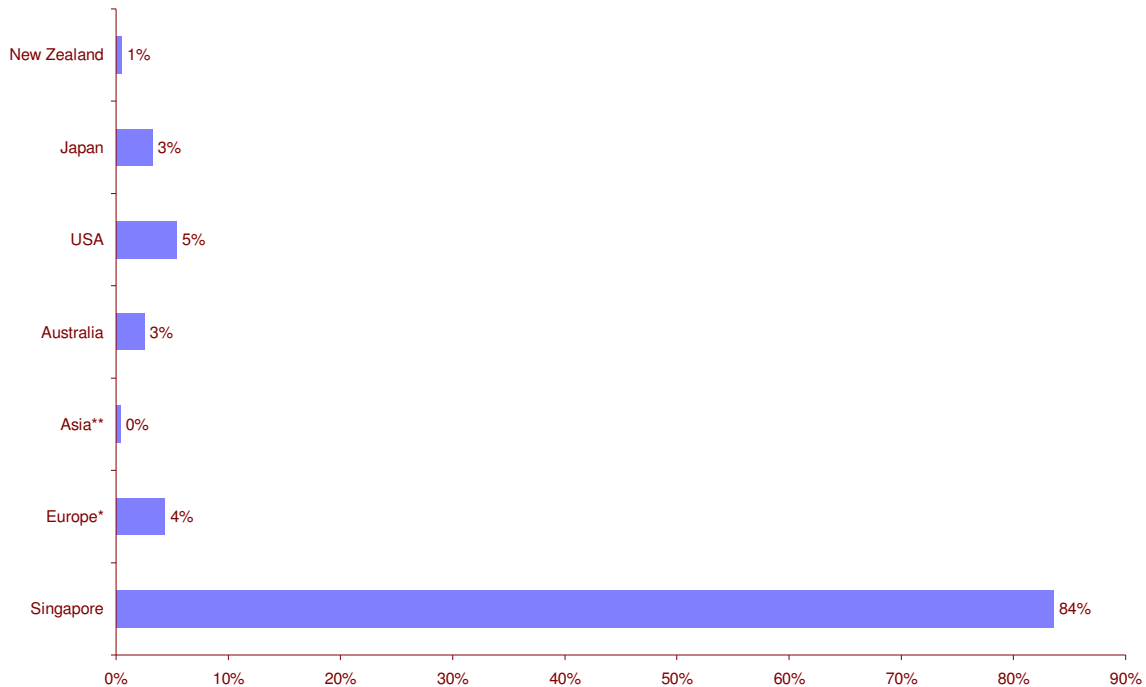
**Chart 14 : Business & Science Park Properties  
 Tenants country of origin**



Note\*:

\*Europe includes Switzerland, Austria, Germany, UK, Sweden, France & Belgium

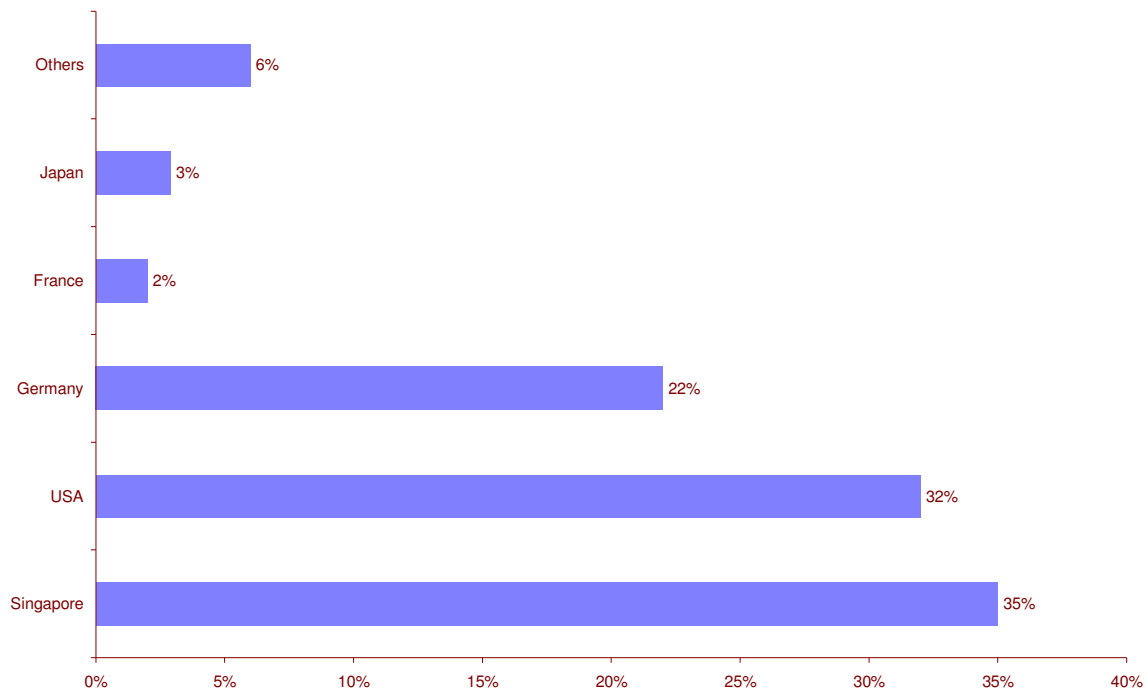
**Chart 15 : Light Industrial Properties  
 Tenants country of origin**



\*Europe include Germany, Belgium, Italy, France, UK & Switzerland, Sweden, Denmark, Austria

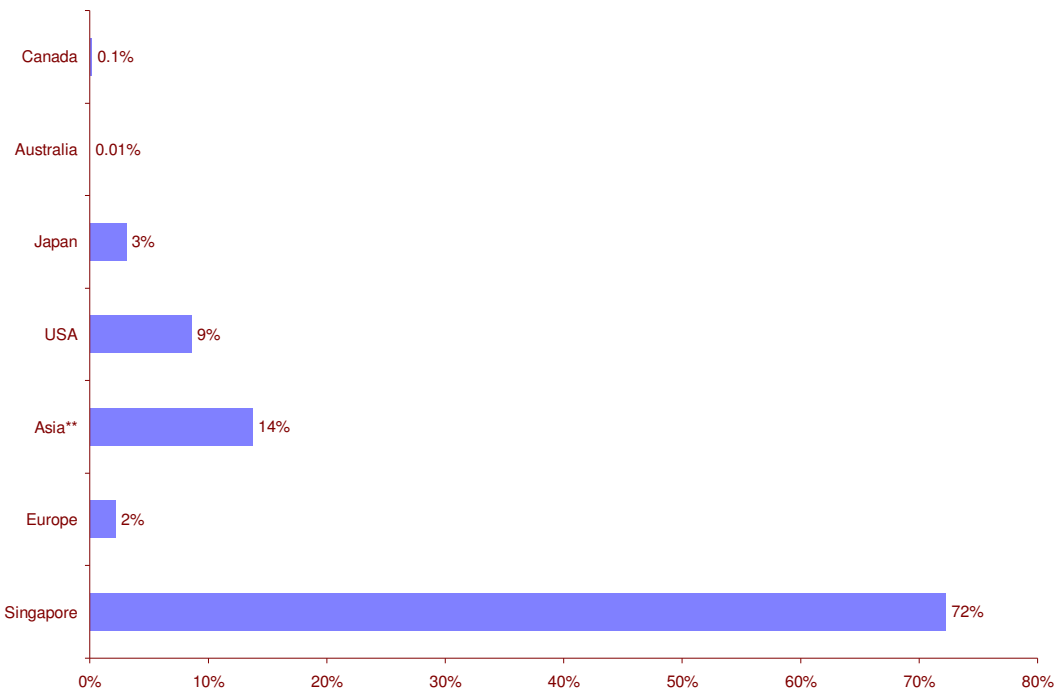
\*\*Asia includes China, Hong Kong, Taiwan, Indonesia & Malaysia

**Chart 16 : Hi-Tech Industrial Properties  
 Tenants country of origin**



Note:  
 Others include Switzerland, Malaysia, Taiwan, India, Hong Kong, Italy, Australia, Canada, Korea, U.K., British Virgin Island, Finland, Romania, Scotland

**Chart 17 : Logistics & Distribution Centres  
 Tenants country of origin**



Note  
 \*\*Asia includes Hong Kong, Taiwan and Malaysia